

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 9th day of March, 1998, between GARY D. FAIRMAN, Esq., A Professional Corporation, as Trustee as hereinafter stated, herein called Trustee and RONALD V. CANNON and DELORAS F. CANNON, Trustees of the RONALD V. CANNON and DELORAS F. CANNON FAMILY TRUST, herein called Grantee,

W I T N E S S E T H :

WHEREAS, MICHAEL KERRY CANNON and CINDY LOU CANNON by Deed of Trust dated January 5, 1990, and recorded February 2, 1990, in Book 89, Page 204, Official Records in the Office of the County Recorder of Lincoln County, State of Nevada, did grant and convey to said Trustee, upon the trusts therein expressed, the property hereinafter described among other uses and purposes to secure the payment of that certain promissory note (s) and interest, according to the terms thereof, and other sums of money advanced, with interest thereon, to which reference is hereby made; and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Said Breach and Default hereinafter referred to, to which reference is hereby made; and,

WHEREAS, on July 29, 1997, the then Beneficiary, or holder of said note(s) did execute and deliver to the Trustee written Declaration of Default and demand for sale. A Notice of such breach and default and of election to cause the Trustee to sell said property to satisfy the obligation secured by said Deed of Trust, which Notice was recorded on August 11, 1997, in Book 129, Page 476-477, as Document No. 109516, of Official Records of said County; and,

WHEREAS, Trustee, in consequence of said election, declaration of default and demand for sale, and in compliance with said Deed of Trust, and with the statutes, in such cases made and provided, made and published more than twenty (20) days before the date of sale therein fixed in the Lincoln County Record, a newspaper of general circulation printed and published in said County of Lincoln, State of Nevada, in which the premises to be sold are situated, Notice of Sale as required by law, containing a correct description of the property to be sold and stating that the Trustee would sell under the provision of said Deed of Trust and the property therein and herein described at public auction to the highest bidder for cash in lawful money of the United States on the 27th day of February, 1997, at the hour of 9:30 A.M. of said day, at the Lincoln County Courthouse, No. 1 Main Street, in the Town of Pioche, County of Lincoln, State of Nevada; and,

WHEREAS, true and correct copies of said Notice were posted in three (3) of the most public places to-wit: United States Post Office, Lincoln County Library, and Lincoln County Courthouse all located in the County of Lincoln, State of Nevada, in which said sale was noticed to take place, in which the premises to be sold are situated for not less than twenty days before the date of sale therein fixed; and,

WHEREAS, compliance having been made with all of the statutory provisions of the State of Nevada and with all of the provisions of said Deed of Trust as to the acts to be performed and notices to be given, and in particular, full compliance having been

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A PROFESSIONAL CORPORATION
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1 made with all requirements of law regarding the service of notices
2 required by statute, and with the Soldiers' and Sailors' Relief Act
3 of 1940, said Trustee, at the time and place did then and there at
4 the public auction sell the property hereinafter described to said
5 Grantee for the sum of NINE THOUSAND NINE HUNDRED NINETY DOLLARS
6 representing the amount owed to the said Grantee by virtue of the
7 obligation due and owing from MICHAEL KERRY CANNON and CINDY LOU
8 CANNON, therefore,

9 NOW THEREFORE, Trustee in consideration of the premises
10 recited and the sum above mentioned bid and paid by the Grantee the
11 receipt whereof is hereby acknowledged, and by virtue of these
12 premises, does GRANT AND CONVEY, but without warranty or covenants,
13 expressed or implied, unto said Grantee, all that certain property
14 situate in the County of Lincoln, State of Nevada, described as
15 follows:

16 Parcel 2 as disclosed by that certain Survey
17 Map as recorded July 23, 1987, as Entry No.
18 87241, in Book Plat A, Page 276 of the
19 Official Records, pertaining to a portion of
20 the S1/2 NE1/4 SE1/4 NW1/4, Sec. 16, T5S,
21 R69E, M.D.B. & M.

22 TOGETHER WITH the improvements thereon and all and
23 singular the tenements, hereditaments and appurtenances thereunto
24 belonging or appertaining, and the reversion and reversions,
25 remainder and remainders, rents, issues and profits thereof.

26 IN WITNESS WHEREOF the said GARY D. FAIRMAN, Esq., A
27 Professional Corporation, his name to be hereunto affixed.

28 GARY D. FAIRMAN, Esq.
29 A Professional Corporation

30 *Gary D. Fairman*
31 By: Gary D. Fairman, Esq.

32 STATE OF NEVADA)
33) SS.
34 COUNTY OF WHITE PINE)

35 On March 9, 1998, personally appeared before
36 me, a Notary Public, GARY D. FAIRMAN, Esq., who acknowledged that
37 he executed the above instrument on behalf of GARY D. FAIRMAN,
38 ESQ., A PROFESSIONAL CORPORATION.

39 *Renee E. Knutson*
40 NOTARY PUBLIC

41  RENE E. KNUTSON
42 Notary Public - State of Nevada
43 White Pine County, Nevada
44 Certificate No. 93-0981-17
45 Appoint Expires Dec. 14, 2000

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COPY

NO. 110656
FILED AND RECORDED AT REQUEST OF
GARY FAIRMAN
MARCH 10, 1998
AT 01 MINUTES PAST 1 O'CLOCK
PM IN BOOK 133 OF OFFICIAL
RECORDS PAGE 226 LINCOLN
COUNTY, NEVADA
YURIKO SETZER
COUNTY RECORDER

BY Gailie Boucher DEPUTY